

CLASS SPECIFICATION
County of Fairfax, Virginia

CLASS CODE: 6389

TITLE: SENIOR BUILDING SYSTEMS TECHNICIAN

GRADE: S-20

DEFINITION:

Under general direction, performs a wide variety of skilled building maintenance, repair, and construction trades tasks AND installation, repair, and inspections of HVAC equipment and systems; and performs related work as required.

DISTINGUISHING CHARACTERISTICS OF THE CLASS:

The Senior Building Technician differs from the Chief, Utilities Branch in that the Senior Building Technician performs a wide variety of building maintenance, repair, and construction tasks to include work on HVAC systems, whereas the Chief, Utilities Branch supervises branch personnel in the performance of these tasks.

The Senior Building Technician differs from the General Building Maintenance Worker I and II in that the Senior Building Technician performs installation, repair, and inspection of HVAC equipment and systems in addition to maintenance, repair, and construction trades tasks, whereas the General Building Maintenance Worker I and II performs maintenance, repair, and construction trades tasks only.

ILLUSTRATIVE DUTIES:

Operates, maintains, installs, inspects, and repairs industrial, residential, and commercial building systems, including mechanical, structural, and electrical systems;

Operates, maintains, inspects, and repairs mechanical HVAC equipment such as chillers, cooling towers, boilers, pumps, air handlers, air conditioners, heat pumps, furnaces, multi-zone units and variable air volume systems;

Operates computer direct digital control (DDC) and pneumatic energy management control systems and related software programs to locate and review mechanical HVAC system problems and confirm proper operation;

Operates, maintains, inspects, and repairs fire alarm and fire suppression systems;

Operates, maintains, installs, inspects, and repairs building plumbing systems, hot and cold water supply piping, sanitary sewer and storm drains, fixtures, water closets, mixing valves, water heaters and back flow preventers;

Operates, maintains, installs, inspects, and repairs building structural components including interior and exterior structure, windows, walls, doors, roof, floors, locks, ceiling tiles, dry wall, system furniture and painting;

Operates, maintains, installs, inspects, and repairs building electrical components such as generators, switch gears, uninterruptible power source systems, receptacles, switches, panel boxes, sub-panels, breakers, light fixtures, lamp holders, ballasts, light bulbs, electrical disconnects, motor starters, and motor control centers;

Ensures mechanical systems are running at peak efficiency by inspecting equipment for operating efficiency and safety standards;

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Ensures energy management and energy saving strategies are maintained and implemented properly and efficiently;
Monitors and inspects construction projects and contract work to ensure compliance with contractual agreements and with national, state and local code requirements;
Inspects work for conformance with prescribed specifications and safety standards;
Maintains records of work performed and parts and materials used;
Maintains records of equipment failures and repairs;
Orders parts for emergency and routine repairs;
Maintains records of equipment operation logs to include temperature, pressures, volts, amps, combustion efficiency reports, safety inspections, and equipment refrigerant records;
Produces building system reports that identify system problems or confirm proper operating conditions and recommends repairs or improvements.

KNOWLEDGE, SKILLS, AND ABILITIES:

Knowledge of the standard practices, methods, tools, and materials common to the HVAC trade;
Knowledge of the building and fire codes related to work performed in the HVAC trade;
Knowledge of the occupational hazards and safety precautions of the trade;
Knowledge of the equipment, materials, methods, practices, and tools used in the building maintenance and construction trades;
Working knowledge of operations and maintenance of buildings and building systems to include heating, ventilation and air conditioning, electrical, plumbing, and energy systems;
Working knowledge of the use of Direct Digital Controls, personal computers, and related software to operate systems, identify problems, and repair equipment;
Ability to lift, stoop, bend, crawl, and work in tiring and uncomfortable positions and from ladders and scaffolds;
Ability to work in uncomfortably hot or cold temperatures;
Ability to use hand and power tools, testing equipment, and gauges;
Ability to understand equipment usage, blueprints, specifications, sketches, wiring diagrams and technical manuals to diagnose appropriate repairs;
Ability to understand and carry out oral and written instructions.

EMPLOYMENT STANDARDS:

Any combination of education, experience, and training equivalent to the following:
High School Diploma or a G. E. D. issued by a state department of education; PLUS
Five years of experience in building maintenance to include experience in operating, maintaining and performing corrective and preventive maintenance in a variety of building trades, three years of which must include journey-level experience in the HVAC, Electrical, Carpentry or Plumbing trade.

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CERTIFICATES AND LICENSES REQUIRED:

Valid state motor vehicle license;

Universal refrigerant recovery license;

Valid journeyman certification from the state of Virginia, or the ability to obtain one within one year of appointment.

Some positions identified by DHR may require Master Mechanical Licensure.

NECESSARY SPECIAL REQUIREMENTS:

None.

REGRADED:	August 23, 2010
ESTABLISHED:	June 2, 2006